

## MILLSTONE TOWNSHIP BOARD OF ADJUSTMENT

*Due to the Covid-19 Pandemic State of Emergency the Millstone Township Board of Adjustment meeting scheduled for Wednesday, August 26, 2020 at 7:30 p.m. will be held using the Zoom Conferencing platform.*

*Members of the public have the option to attend the meeting either by using a device (PC, laptop, tablet or smartphone) or by dialing in via telephone.*

### Attending Using a Device

*If attending using a device, you will be able to see and hear the members of the Board of Adjustment Board while they conduct the meeting. Your microphone will be muted and you will NOT be seen by the Board of Adjustment or any other meeting attendee. By clicking on the Q&A icon, you may submit comments or questions throughout the meeting. Your comment or question will be read aloud during the Public Comment portion of the meeting.*

*To join the meeting use the link on the Millstone Township Board of Adjustment web site home page*

*<https://www.millstonenj.gov> or join the meeting at: Join Zoom Meeting*

*<https://us02web.zoom.us/j/9225936112?pwd=THYrdUx6RWUvckZPSjdULzI0RzlpQT09>*

Meeting ID: 922 593 6112

One tap mobile

+19292056099,,9225936112#,,1#,636415# US (New York)

+13017158592,,9225936112#,,1#,636415# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 922 593 6112

Find your local number: <https://us02web.zoom.us/j/9225936112?pwd=THYrdUx6RWUvckZPSjdULzI0RzlpQT09>

### Attending via Telephone

*If attending via telephone only, you will be able to hear the Board of Adjustment while they conduct the meeting. Your microphone will be muted. During the Public Comment portion of the meeting, you will be identified by the last four digits of your phone number and will be invited to make a comment. Your microphone will be unmuted at this time.*

*Use one of the following phone numbers to join the meeting.*

*All plans, maps and papers regarding this matter are on file with Board of Adjustment and are available for public inspection on the Millstone Township Board of Adjustment website at*

*<http://www.millstonenj.gov/boardsnotices.html>*

*If you have any questions prior to the meeting regarding Zoom Conferencing feel free to contact Board Secretary Pamela D'Andrea at [p-dandrea@millstonenj.gov](mailto:p-dandrea@millstonenj.gov) during normal business hours who will be hosting the meeting.*

**MEETING CALLED TO ORDER:**

Chairman Novellino

**READING OF ADEQUATE NOTICE:**

Vice-Chairman Barthelmes

**FLAG SALUTE:**

Chairman Novellino

**ROLL CALL:**

Secretary D'Andrea

Barthelmes \_\_\_\_\_ Conoscenti \_\_\_\_\_ Frost \_\_\_\_\_ Lambros \_\_\_\_\_ Morelli \_\_\_\_\_

Mostyn \_\_\_\_\_ Novellino \_\_\_\_\_ Ferrara(AltI) \_\_\_\_\_ Mangano (AltII) \_\_\_\_\_

**APPROVAL OF MINUTES: July 22, 2020**

Motion \_\_\_\_\_ Second \_\_\_\_\_  
Frost \_\_\_\_\_ Morelli \_\_\_\_\_ Mostyn \_\_\_\_\_ Novellino \_\_\_\_\_ Ferrara(AltI) \_\_\_\_\_ Mangano (AltII) \_\_\_\_\_

**EXTENSION OF TIME**

**Z18-05 McCAFFERY, JAMES** - Block 42, Lot 11.03 located at 72 Stillhouse Road consisting of 3.70 acres located in two zones; R80 and RU-P Zone. Applicant sought and received approval to construct a 1,500 s.f. single-family dwelling on a vacant lot. Applicant sought and received relief from Article 11-24.3 of the Land Use Development Ordinances, Steep Slope Buffer Requirements. Resolution Memorialized 7-24-19. Applicant seeks an Extension of Time to complete the project. No noticing grequired.

Motion \_\_\_\_\_ Second \_\_\_\_\_  
Barthelmes \_\_\_\_\_ Conoscenti \_\_\_\_\_ Frost \_\_\_\_\_ Lambros \_\_\_\_\_ Morelli \_\_\_\_\_  
Mostyn \_\_\_\_\_ Novellino \_\_\_\_\_ Ferrara(AltI) \_\_\_\_\_ Mangano (AltII) \_\_\_\_\_

**CARRIED APPLICATION:**

**Z19-07 STEWART, DANIEL AND DOMENICA** – Block 31.01, Lot 33 located at 2 Evergreen Court consisting of 2.62 acres in the R-130 Zoning District. Applicant proposes to construct a 2-car garage seeking variances relief from building size of 1,782.5 s.f. where 900 s.f. is permitted; height of 28.82 where 16’ is permitted. Deemed Complete 1-31-20. Date of Action 5-30-20, extension granted to 6-30-20; heard in part on 6-22-20; extension of time granted through 8-31-20. Noticing required.

Motion \_\_\_\_\_ Second \_\_\_\_\_  
Barthelmes \_\_\_\_\_ Conoscenti \_\_\_\_\_ Frost \_\_\_\_\_ Lambros \_\_\_\_\_ Morelli \_\_\_\_\_  
Mostyn \_\_\_\_\_ Novellino \_\_\_\_\_ Ferrara(AltI) \_\_\_\_\_ Mangano (AltII) \_\_\_\_\_

**NEW APPLICATION:**

**Z19-06 SILVI GROUP COMPANIES** – Block 22, Lot 13 located at 470 Route 33 in the HC Zone consisting of 13.405 acres. Applicant seeks Preliminary and Final Site Plan Approval, Use Variance Approval to add a 9,600 s.f. new building to the site. Removal of existing maintenance building. Addition of employee parking and installation of natural gas fueling. Deemed complete 12-12-20, DOA 4-10-20. Various extensions of time through 8-31-20 Noticing required.

Motion \_\_\_\_\_ Second \_\_\_\_\_  
Barthelmes \_\_\_\_\_ Conoscenti \_\_\_\_\_ Frost \_\_\_\_\_ Lambros \_\_\_\_\_ Morelli \_\_\_\_\_  
Mostyn \_\_\_\_\_ Novellino \_\_\_\_\_ Ferrara(AltI) \_\_\_\_\_ Mangano (AltII) \_\_\_\_\_

**NEW BUSINESS:**

**OLD BUSINESS:**

**ADJOURNMENT:**